



THE ESTATE VILLAS

ANANT RAJ ESTATE, SECTOR 63A, GURGAON



Embracing Delhi's Soul

www.abcbuildcon.in | +91 8470930121

Calm and restrained opulence

Designed to encompass the charm of Lutyens' Delhi, the Neo-classical look and feel of the villas and independent floors, offer an environment of calm and restrained opulence. Anant Raj Estate is positioned to embrace Delhi's lifestyle and infuse it into its very existence. From the wide unobstructed views to lush endless greens, Anant Raj Estate, is an embodiment of the very soul of Delhi.

Masterpiece crafted by visionaries

Anant Raj Group is one of the leading Real Estate Developers in the country. Based out of Delhi and established in 1969, it is amongst the largest Development and Construction Group in the National Capital Region. The guiding principal of its founders and leaders have forever been – focus on innovative architectural design and meticulous standards of finish and workmanship.

As on date, the Company owns a fully paid land bank of almost 1250 acres located in the heart of Delhi & NCR. The development process of most of it has been initiated and construction is in full swing. Having one of the largest land banks in the region, the company is on an expansion mode building IT Parks, Hotels, Resorts, Commercial Complexes, Malls, Residential Group Housing, Townships, Industrial Colony, Service Apartments and other infrastructure projects.

Anant Raj is gradually enhancing its land bank & development portfolio in the National Capital Region, guaranteeing the highest quality levels and professionalism, and by continually innovating on both marketing and construction technology fronts.

The Group works on a very focused approach to ensure timely execution and delivery in all its projects being developed. ARL also promises to enhance the quality of millions of lives by ushering in world class facilities.

ARL is deeply committed to value creation of its shareholders through prudent financial management, maintenance of global quality standards, professionalism and adherence to business ethics and well proven through a track record of almost 45 years.



THE ESTATE VILLA 300 SQYD

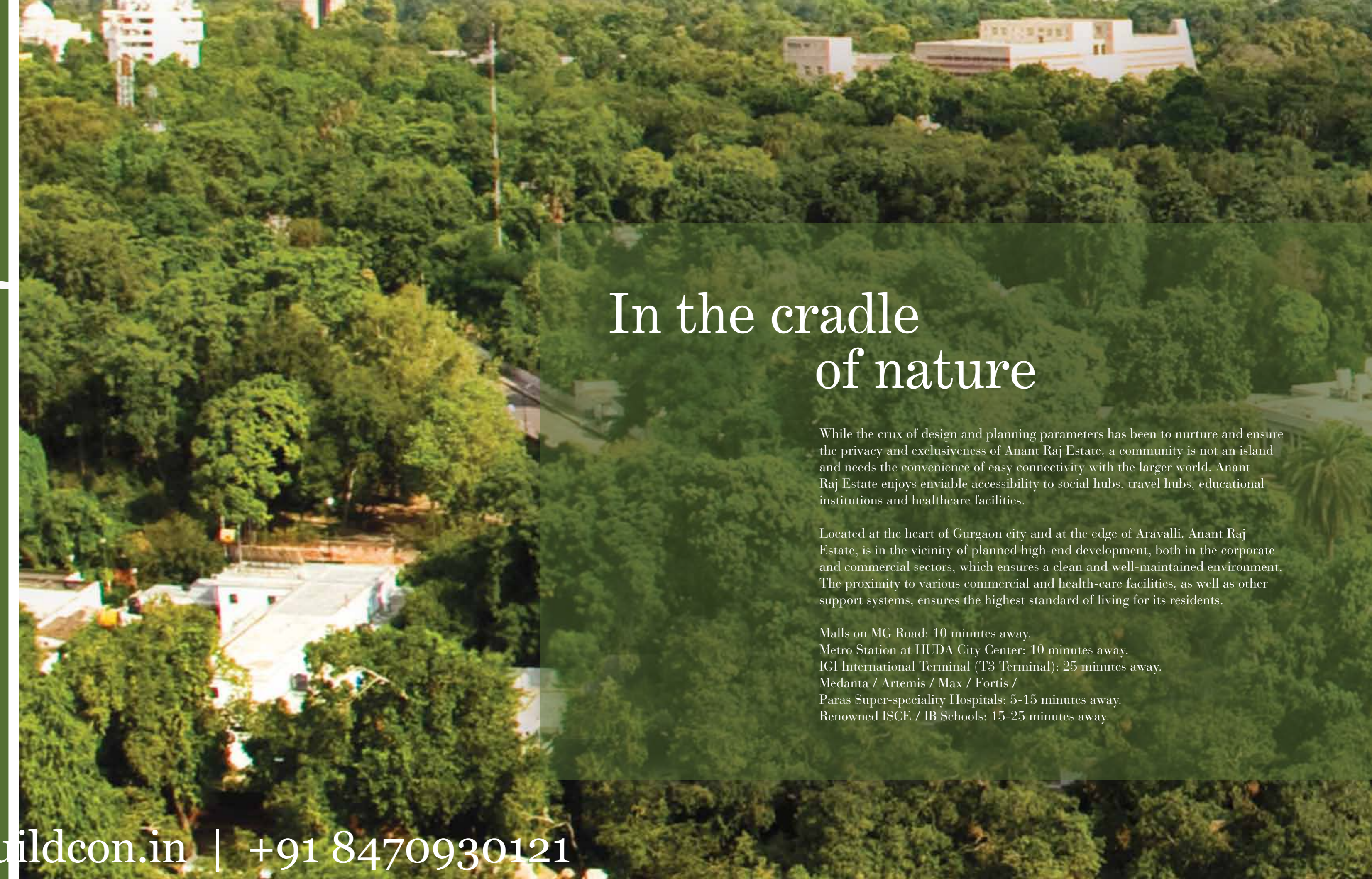


THE ESTATE VILLA 400 SQYD



THE ESTATE VILLA 500 SQYD





In the cradle of nature

While the crux of design and planning parameters has been to nurture and ensure the privacy and exclusiveness of Anant Raj Estate, a community is not an island and needs the convenience of easy connectivity with the larger world. Anant Raj Estate enjoys enviable accessibility to social hubs, travel hubs, educational institutions and healthcare facilities.

Located at the heart of Gurgaon city and at the edge of Aravalli, Anant Raj Estate, is in the vicinity of planned high-end development, both in the corporate and commercial sectors, which ensures a clean and well-maintained environment. The proximity to various commercial and health-care facilities, as well as other support systems, ensures the highest standard of living for its residents.

- Malls on MG Road: 10 minutes away.
- Metro Station at HUDA City Center: 10 minutes away.
- IGI International Terminal (T3 Terminal): 25 minutes away.
- Medanta / Artemis / Max / Fortis /
- Paras Super-speciality Hospitals: 5-15 minutes away.
- Renowned ISCE / IB Schools: 15-25 minutes away.



The Anant Raj Estate

The Estate Villa's Layout View

Luxury of time and space

Inspired by this most beautiful capital city of ours, Anant Raj Estate is a true manifestation of its core theme: "Recreating Delhi's Original Charm".

A peerless masterpiece in residential development, Anant Raj Estate is a holistic experience, master-planned to integrate the eclectic characteristics of architectural magnificence with modern-day amenities.

The combination of quiet, elegant streets and the close proximity to Delhi make these Villas at Anant Raj Estate a discerning choice of residence. Commanding privileged views, this boutique development offers luxury villas, each with their own private terraces. A sumptuous selection of marbles and choice of hard woods contribute to their refined interior design, with each apartment boasting a truly individual style and finish. The utmost consideration has gone into the configuration of the vast living spaces, offering residents the opportunity to create a home tailored to their every need and desire.





Luxury is attention to detail, originality, exclusivity and above all, quality.



◀ LIVING ROOM

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Thoughtful and considered extravagance

Without compromising on design and innovation, The Estate Villas, represent a complimentary addition to the traditional sophistication of Anant Raj Estate. Our design team have sourced the globe for the choicest of materials and skilled craftsmen to create a living environment like no other. Bespoke wardrobes have been carefully selected, with luxurious carpets, solid timber or marble adorning the floors of each room. Signature branded appliances have been chosen for each kitchen and bathroom area.

STUDY ROOM >

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Privileges past compare

The township has been crafted for a complete integrated living. A masterplan incorporating various exclusive pockets of development, each complementing its theme, gives residents a perfect blend of Delhi's unique character along with all the modern day amenities. Each pocket has been purposely planned to provide community living with a lot of emphasis on green areas and wide access roads. The masterplan has been designed to encompass:

- Eco-friendly design to create harmony with environment
- Secure and gated community with advance security systems
- 24/7 power back up systems
- Water treatment plant
- Round-the-clock Facilities Management
- Sewage Treatment Plant
- Rain Water Harvesting



A private paradise of harmony on high
with the earth below and the sky above.

GUEST BEDROOM ➤

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A sheltered lifestyle for your precious ones

Designed to be a haven of sheltered life for your loved ones, Anant Raj Estate is a gated community with round the clock security, to deliver complete peace of mind.

FRONT BEDROOM ▶



◀ MASTER BATHROOM





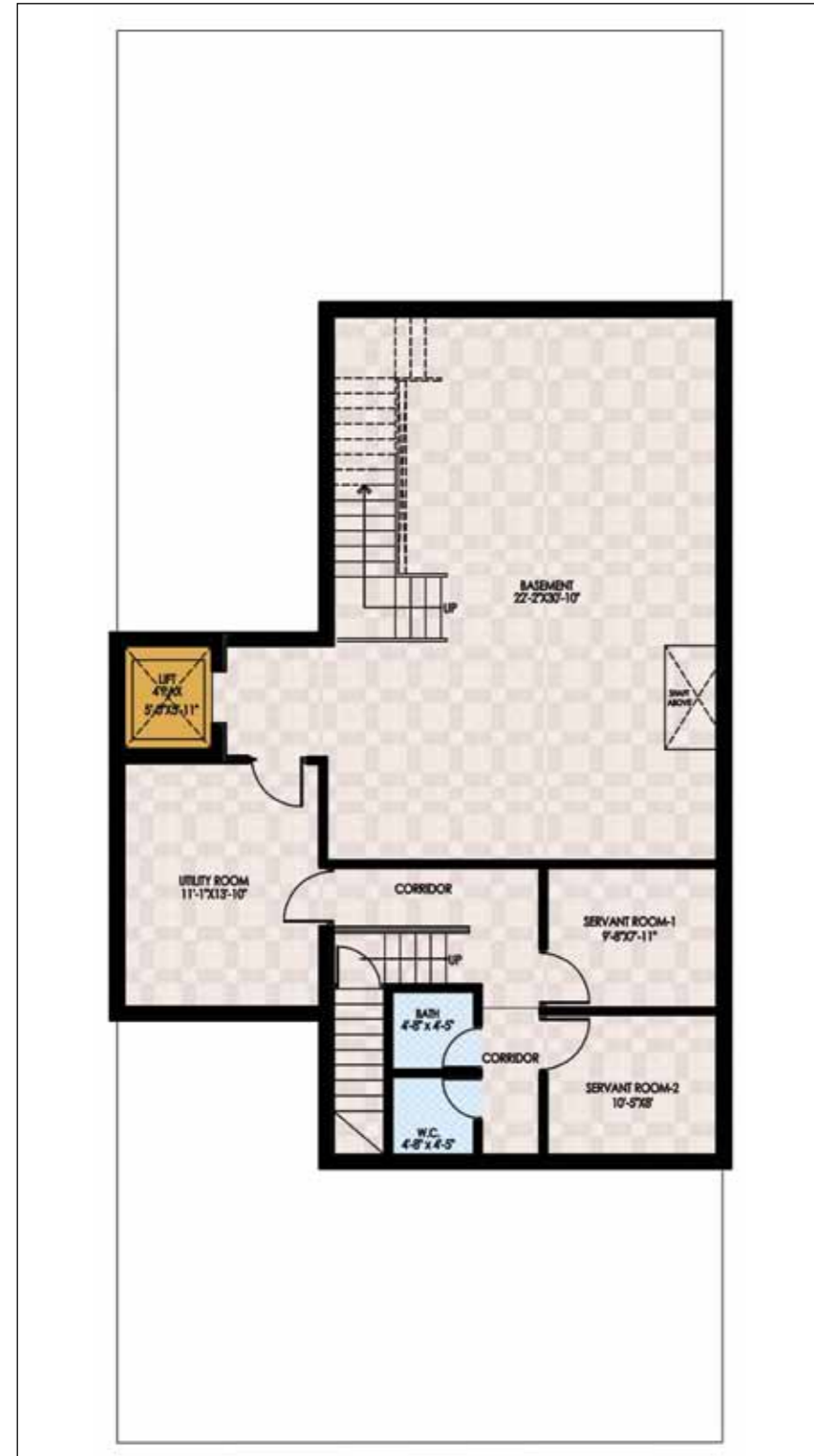
The Estate Villas 300 sqyd.

With contemporary architectural style and use of the choicest materials including wood and marble, these villas offer an unparalleled way of life for you and your family. Open spaces blend in seamlessly with interior spaces with ample amount of sunlight creating a vibrant setting for your lifestyle. The villa includes 5 bedrooms with attached bathroom, large open living room, spacious kitchen, servant quarters and a multipurpose basement.

Total built up area 5000 sq ft (including basement) (approx)



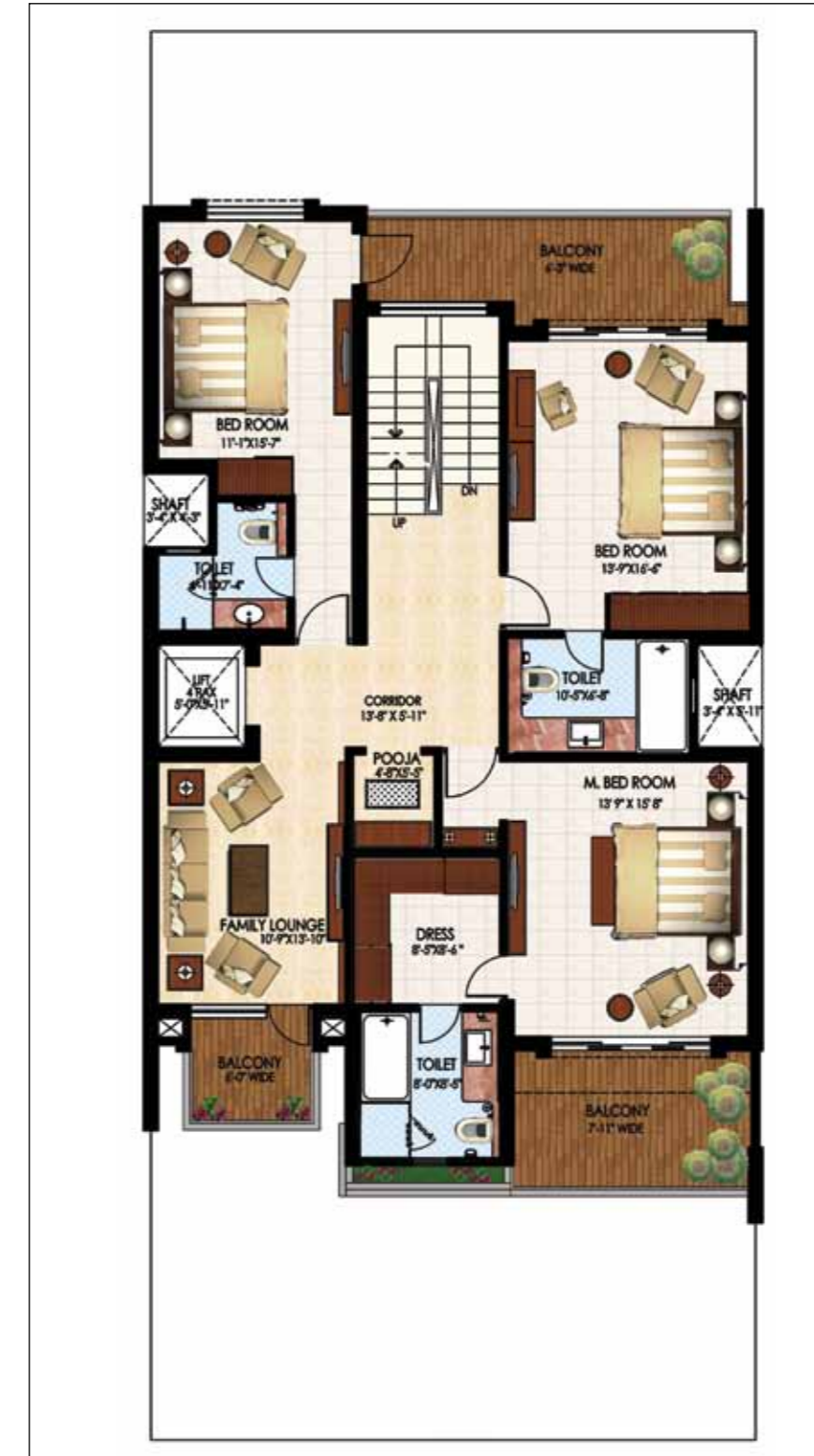
300 sqyd Villa Streetscape – colony view



Basement Plan
(1333 sqft)



Ground Floor Plan
(1575 sqft)



First Floor Plan
(1439sqft)



Second Floor & Terrace Plan
(726 sqft)



The Estate Villas 400 sqyd.

Designed for the 40 plus urban couple, the Villas offer the growing family a luxurious space for an opulent lifestyle. With generously large living spaces overlooking views of front and rear lawns, comfortable parking spaces at stilt, additional storage in basement, open terraces and balconies, along with separate servant's rooms, the independent floors in the 400 sq. yards villas offer the privacy that the family and its teenage children seek.

The private dens attached to the bedrooms give them a suite like feel and the grandeur of space provided allows for a comfortable setting.

Total built up area 6500 sq ft (including basement) (approx)



Basement Plan
(1655 sqft)



Ground Floor Plan
(1878 sqft)



First Floor Plan
(1648 sqft)



Second Floor Plan
(878 sqft)



Terrace Plan
(369 sqft)



The Estate Villas 500 sqyd.

The Villas at Anant Raj Estate offer you the pleasure of staying in a beautiful bungalow setting, with multiple car-parks and lush landscaped gardens in the front and back. The feeling of openness and community living is further enhanced by the low-height gated sectors, and the pedestrian friendly environment. With 24X7 stringent security services, systems and procedures, and a gated environment, it offers a safe haven for children, women and senior citizens.

The elements of classicism molded into the comforts of state-of-the-art facilities creates the perfect ambience for you to nurture and cherish your life with your loved ones.

Total built up area 7500 sq ft (including basement) (approx)



Basement Plan
(1907 sqft)



Ground Floor Plan
(2165 sqft)



First Floor Plan
(2046 sqft)



Second Floor Plan
(1085sqft)



Terrace Plan
(379 sqft)

Specifications

Wall Treatments External

- Sand Stone Cladding.
- External Plaster with texture paint.
- MS Railing.

Wood Work Doors and Windows

- All interior doors will be Flush Doors with Veneer paneling . All hardware of Palladium/ Dorset or equivalent.
- All windows & external doors will be of UPVC and will have glass shutter and wire-mesh shutters wherever required. All glass will be double insulated.
- Cupboards: All bedrooms will be provided with cupboards up to the ceiling or as per design. The shutters will be fitted with brass / stainless steel handles, tower bolts, magnet catchers and locks with keys. Drawers shall have Rollers / Telescopic Channels. The hardware will be of Hafele, Hettich or equivalent.

Services

Air Conditioning

VRV System with cooling & heating. Make DAIKIN or equivalent.

Water Supply

Pressurized water supply system for cold & hot water. For 500 sqyd & 400 sqyd Villas, 450 ltr capacity, hot water system will be given.

Communication

Pre-wired for telephone and cable television in all rooms.

Security

Access control for each house with Video Door Phones: 'ALBA' or equivalent

Lift

4/6 passenger elevator. Make Kone or equivalent.

Product Level Specifications

Bedroom, Family Lounge

- Imported marble or Solid wood plank / laminated wood flooring

Living, Dining & Foyer

- Imported Italian marble flooring. Brown Empredor, Roso Alicante, Perlatino, Coffee Pearl, Bottocino, White Satwaria or equivalent.

Bathrooms, powder Room

- Imported Marble or equivalent in flooring
- Glass Mosaic / Bisazze Mosaic / Imported tiles in walls till 8ft height in shower area and 3 1/2 feet in other area. Balances painted in acrylic emulsion paint
- Master Bathroom to have a tub and Jacuzzi fitted from Duravit/ Villeroy and boch/ Kohler/ Jaguar or equivalent.
- Frameless glass shower enclosure with SS hardware.
- His-and-her vanity only for master bathroom

Kitchen / Utility

- Imported marble / Spanish anti-skid tile flooring
- 2 ft high dado above counter in decorative ceramics tiles
- 25 mm Granite counter top and back splash
- Modular Kitchen from Bulthaup / poggenpohl / magppie / Hacker or equivalent will be provided with built-in Hob & Chimney "Siemens" make or equivalent. Adequate storage Larder Unit above and below the counters, Wood & S/S combination cutlery Tray, Corner Carousel pull-out Dustbin, Dish Rack with Drip Tray Pull Out drawers.

Electricals

Electrical Connection

Each Villa to have separate connection of minimum 20-40 KW load.

Electrical Wiring

Finolex or equivalent. Telephone wiring connection minimum 2 connections and CAT 5 cables to be used for computers.

Switches

Legrand / Clipsal / Crabtree or equivalent.

MCB / ELCB / DIST.BOARD

LEGRAND / MERLIN GERIN or equivalent.

Fans / Exhaust Fans

Fans to be provided in all rooms and basement. Exhaust fan with louvers in all kitchens and all toilets.

Decorative Lights

Decorative lights will be provided

Power Backup

All Villas will be provided with power backup.

Main Panel Board

14/16 SWG with Aluminium Bus Bar & other arrangements as required



GYM >

For more details on Anant Raj Estate

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Disclaimer

The brochure is purely conceptual and not a legal offering. All images and plans in the brochure are artist's impressions and Promoters / Architects reserve the right to add/ delete details / specifications / elevations mentioned. Terms and conditions apply. The images shown are for illustrative purpose.



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